

143.0

0009

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

774,900 / 774,900

USE VALUE:

774,900 / 774,900

ASSESSED:

774,900 / 774,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
156		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCGOVERN MICHAEL C & MERLINA N	
Owner 2:	
Owner 3:	

Street 1: 156 MOUNT VERNON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BLAKE JEFFREY T & NORMA J -

Owner 2: -

Street 1: 156 MOUNT VERNON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,024 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5024		Sq. Ft.	Site		0	80.	1.14	9									456,577						456,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										5024.000		314,800		3,500		456,600		774,900			
Total Card										0.115		314,800		3,500		456,600		774,900			
Total Parcel										0.115		314,800		3,500		456,600		774,900			
Source: Market Adj Cost										Total Value per SQ unit /Card:		362.10		/Parcel: 362.1							

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										5024.000		314,800		3,500		456,600		774,900			
Total Card										0.115		314,800		3,500		456,600		774,900			
Total Parcel										0.115		314,800		3,500		456,600		774,900			
Source: Market Adj Cost										Total Value per SQ unit /Card:		362.10		/Parcel: 362.1							

IN PROCESS APPRAISAL SUMMARY										Entered Lot Size		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										5024.000		314,800		3,500		456,600		774,900			
Total Card										0.115		314,800		3,500		456,600		774,900			
Total Parcel										0.115		314,800		3,500		456,600		774,900			
Source: Market Adj Cost										Total Value per SQ unit /Card:		362.10		/Parcel: 362.1							

IN PROCESS APPRAISAL SUMMARY										Total Land:		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										5024.000		314,800		3,500		456,600		774,900			
Total Card										0.115		314,800		3,500		456,600		774,900			
Total Parcel										0.115		314,800		3,500		456,600		774,900			
Source: Market Adj Cost										Total Value per SQ unit /Card:		362.10		/Parcel: 362.1							

IN PROCESS APPRAISAL SUMMARY										Land Unit Type:		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										5024.000		314,800		3,500		456,600		774,900			
Total Card										0.115		314,800									

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 6	Colonial			Full Bath: 1	Rating: Average			EST BMT. OF=BMT SINK.																	
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																				
Prime Wall: 4	- Vinyl			A HBth:	Rating:																				
Sec Wall:		%		OthrFix: 1	Rating: Average																				
Roof Struct: 1	- Gable			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																	
Color: TAN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:				Fpl:	Rating:																				
GENERAL INFORMATION				WSFlue:	Rating:							Other													
Grade: C	- Average			CONDOS INFORMATION								Upper													
Year Blt: 1928	Eff Yr Blt:							Lvl 2																	
Alt LUC:	Alt %:							Lvl 1																	
Jurisdct:	Fact: .							Lower																	
Const Mod:								Totals				RMs: 7	BRs: 3	Baths: 1	HB: 1										
Lump Sum Adj:				DEPRECIATION																					
INTERIOR INFORMATION				Phys Cond: GD	- Good	18.	%																		
Avg Ht/FL: STD				Functional:								Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2	- Plaster			Economic:								Interior:		1	7	3	M								
Sec Int Wall: 1	1 - Drywall	25	%	Special:								Additions:													
Partition: T	- Typical			Override:								Kitchen:													
Prim Floors: 4	- Carpet											Baths:													
Sec Floors: 3	3 - Hardwood	30	%									Plumbing:													
Bsmnt Flr: 12	- Concrete											Electric:													
Subfloor:												Heating:													
Bsmnt Gar:												General:													
Electric: 3	- Typical											Totals				1	7	3							
Insulation: 2	- Typical																								
Int vs Ext: S																									
Heat Fuel: 2	- Gas																								
Heat Type: 5	- Steam																								
# Heat Sys: 1																									
% Heated: 100																									
Solar HW: NO	Central Vac: NO																								
% Com Wall	% Sprinkled:																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 143.0-0009-0011.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	20X11	A	AV	1930		26.36	T	40	101			3,500		3,500							
More: N				Total Yard Items: 3,500				Total Special Features:								Total:	3,500	AssessPro Patriot Properties, Inc							